

148.0

0006

0009.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

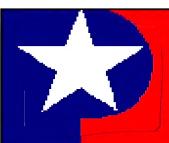
958,900 / 958,900

USE VALUE:

958,900 / 958,900

ASSESSED:

958,900 / 958,900



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
37		ROBBINS RD, ARLINGTON

Legal Description							User Acct
							97683
							GIS Ref
							GIS Ref
							Insp Date
							02/24/18

OWNERSHIP

Unit #:

Owner 1: LEWIS JILL E	
Owner 2:	
Owner 3:	
Street 1: 37 ROBBINS RD	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y
	Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .24 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1920, having primarily Clapboard Exterior and 2649 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10472		Sq. Ft.	Site		0	70.	0.70	8									513,912						513,900	

Total AC/HA: 0.24040

Total SF/SM: 10472

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total:

513,912

Spl Credit

Total: 513,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION

Type:	6 - Colonial	
Sty Ht:	2H - 2 & 1/2 Sty	
(Liv) Units:	1	Total: 1
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	2 - Clapboard	
Sec Wall:		%
Roof Struct:	3 - Gambrel	
Roof Cover:	1 - Asphalt Shgl	
Color:	GRAY	
View / Desir:		

GENERAL INFORMATION

Grade:	C+ - Average (+)
Year Blt:	1920
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	Yes
Central Vac:	NO
% Com Wal	% Sprinkled

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
PARCEL ID 148-0-0006-0009.0									

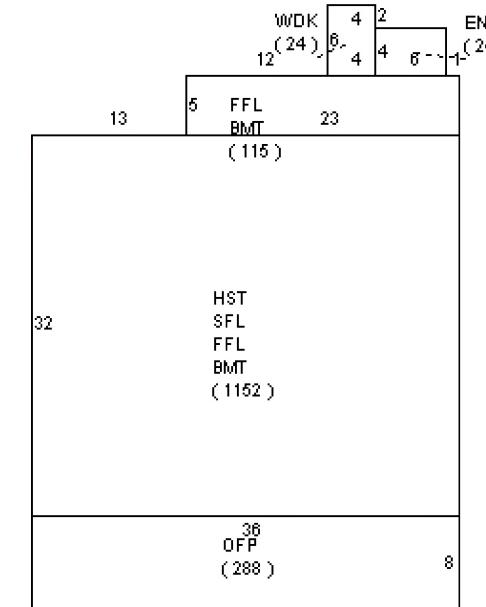
SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	24X24	G	AV	2008	24.18	T	8.8	101			12,700			12,700

More: N

Total Yard Items: 12,700

Total Special Features:

SKETCH**BATH FEATURES**

Full Bath:	1	Rating: Good	OF=SINK IN BMT. 3/4BTH IN BMT.
A Bath:		Rating:	
3/4 Bath:	1	Rating: Fair	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating: Good	
A HBth:		Rating:	
OthrFix:	1	Rating: Average	

OTHER FEATURES

Kits:	1	Rating: Average	1st Res Grid Desc: Line 1 # Units 1
A Kits:		Rating:	
Fpl:	2	Rating: Average	
WSFlue:		Rating:	

RESIDENTIAL GRID

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RMs: 8	BRs: 4		Baths: 1		HB: 1						

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26. %	
Functional:		%	
Economic:		%	
Special:		%	
Override:		%	
Total:		26.4 %	

CALC SUMMARY

Basic \$ / SQ:	130.00	COMPARABLE SALES	
Size Adj.:	1.00058424	Rate	Parcel ID
Const Adj.:	1.01989794	Typ	Date
Adj \$ / SQ:	132.664		Sale Price
Other Features:	102527		
Grade Factor:	1.10		
NBHD Inf:	1.00000000		
NBHD Mod:		WtAv\$/SQ:	AvRate:
LUC Factor:	1.00	Juris. Factor:	Before Depr:
Adj Total:	587409	Special Features:	145.93
Depreciation:	155076	Final Total:	432300
Deprecated Total:	432333	Val/Su Net:	94.02

PARCEL ID 148-0-0006-0009.0**SKETCH****SUB AREA****SUB AREA DETAIL**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	Ten
BMT	Basement	1,267	39.800	50,426	HST	100	UNF		60	F
FFL	First Floor	1,267	132.660	168,086						
SFL	Second Floor	1,152	132.660	152,829						
HST	Half Story	576	91.270	52,573						
OPF	Open Porch	288	22.670	6,529						
ENT	ENTRY	24	26.930	646						
WDK	Deck	24	16.320	392						
	Net Sketched Area:	4,598		Total: 431,481						
	Size Ad	2995	Gross Area	5174	FinArea	2649				

IMAGE**AssessPro Patriot Properties, Inc**